



MARK PESTRELLA, Director

## COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS

*"To Enrich Lives Through Effective and Caring Service"*

900 SOUTH FREMONT AVENUE  
ALHAMBRA, CALIFORNIA 91803-1331  
Telephone (626) 458-5100  
<http://dpw.lacounty.gov>

ADDRESS ALL CORRESPONDENCE TO:  
P.O. BOX 1460  
ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE  
REFER TO FILE

January 11, 2022

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, California 90012

Dear Supervisors:

**DEVELOPMENT SERVICES CORE SERVICE AREA  
RESOLUTION OF SUMMARY VACATION  
SANITARY SEWER EASEMENT  
SOUTH OF 87th STREET  
AND EAST OF JUNIPER STREET  
IN THE UNINCORPORATED COMMUNITY OF WATTS  
(SUPERVISORIAL DISTRICT 2)  
(3 VOTES)**

**SUBJECT**

Public Works is seeking Board approval to vacate a sanitary sewer easement south of 87th Street and east of Juniper Street in the unincorporated community of Watts, which is no longer needed for public use.

**IT IS RECOMMENDED THAT THE BOARD:**

1. Find that the proposed project is exempt from the California Environmental Quality Act for the reasons stated in this Board letter and in the record of the project.
2. Find that the sanitary sewer easement to be vacated south of 87th Street and east of Juniper Street, in the unincorporated community of Watts, has been determined to be excess, it is no longer required for public use, and can be vacated pursuant to Section 5400 of the California Health and Safety Code.
3. Find that the sanitary sewer easement to be vacated south of 87th Street and east of Juniper Street, in the unincorporated community of Watts, has been determined to be excess by the easement holder, there are no other public facilities located within the easement, and can be

vacated pursuant to Section 8333(c) of the California Streets and Highway Code.

4. Adopt the Resolution of Summary Vacation of a Sanitary Sewer Easement south of 87th Street and east of Juniper Street pursuant to Section 8335 of the California Streets and Highways Code.

5. Upon approval, authorize the Director of Public Works or his designee to record the certified original resolution with the office of the Registrar-Recorder/County Clerk of the County of Los Angeles.

#### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

Approval of the recommended actions will find that the project is exempt from the California Environmental Quality Act (CEQA) and allow the County of Los Angeles to vacate the sanitary sewer easement south of 87th Street and east of Juniper Street, in the unincorporated community of Watts, since it was determined to be excess and no longer needed for public use.

The proposed vacation of the easement was requested by Nam Kim, the underlying property owner, to release the encumbrance on the property and allow for the construction of a self-storage facility.

#### **Implementation of Strategic Plan Goals**

These recommendations support the County Strategic Plan: Strategy III.3, Pursue Operational Effectiveness, Fiscal Responsibility, and Accountability, by allowing the County to vacate the easement, which will reduce the County's exposure to potential liability.

#### **FISCAL IMPACT/FINANCING**

There will be no adverse impact to the County General Fund.

#### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

The area of the easement for sanitary sewer purposes contains approximately 6,290 square feet as shown on the enclosed map (Enclosure A).

The County's interest in the easement was acquired per Instrument No. 3139, recorded on September 14, 1963, filed in the office of the Registrar-Recorder/County Clerk as easement for sanitary sewer purposes.

The California Health and Safety Code, Section 5400, provides that a County Board of Supervisors may vacate easements for sewage or drainage purposes whenever it determines the easements are no longer needed for public use.

The California Streets and Highways Code, Sections 8333(c), provides that the legislative body of a local agency may summarily vacate a public service easement if the easement has no other public facilities located within the easement.

The California Streets and Highways Code, Section 8335, provides that upon making the required finding, the legislative body of a local agency may effectuate the summary vacation of a street, highway, or public service easement by adopting a resolution of summary vacation.

The enclosed "Resolution of Summary Vacation of a Sanitary Sewer Easement south of 87th Street and east of Juniper Street" (Enclosure B) has been approved by County Counsel as to form and it will be recorded. Adoption and subsequent recordation of the Resolution will terminate the County's rights and interest in the easement and will result in the property being unencumbered by the easement.

### **ENVIRONMENTAL DOCUMENTATION**

The proposed project is exempt from CEQA. The project, which is the vacation of the easement, is within certain classes of projects that have been determined not to have a significant effect on the environment in that it meets the criteria set forth in Sections 15305 and 15321 of the CEQA Guidelines and Classes 5 and 21 of the County's Environmental Document Reporting Procedures and Guidelines, Appendix G, relating to minor alterations in land use and regulatory actions to enforce use entitlement. The project will not involve the removal of healthy, mature, or scenic trees. In addition, based on the proposed project records, it will comply with all applicable regulations; it is not in a sensitive environment; there are no cumulative impacts, unusual circumstances, damage to scenic highways, or listing on hazardous waste site lists compiled pursuant to Government Code, Section 65962.5, or indications that it may cause a substantial adverse change in the significance of a historical resource that would make the exemption inapplicable.

### **IMPACT ON CURRENT SERVICES (OR PROJECTS)**

The recommended actions will have no impact on current County services or projects.

**CONCLUSION**

Please return one adopted copy of this letter and one signed original resolution to Public Works, Survey/Mapping & Property Management Division, together with a copy of the Board's minute order.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Mark Pestrella".

MARK PESTRELLA, PE  
Director

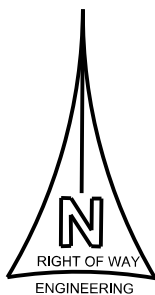
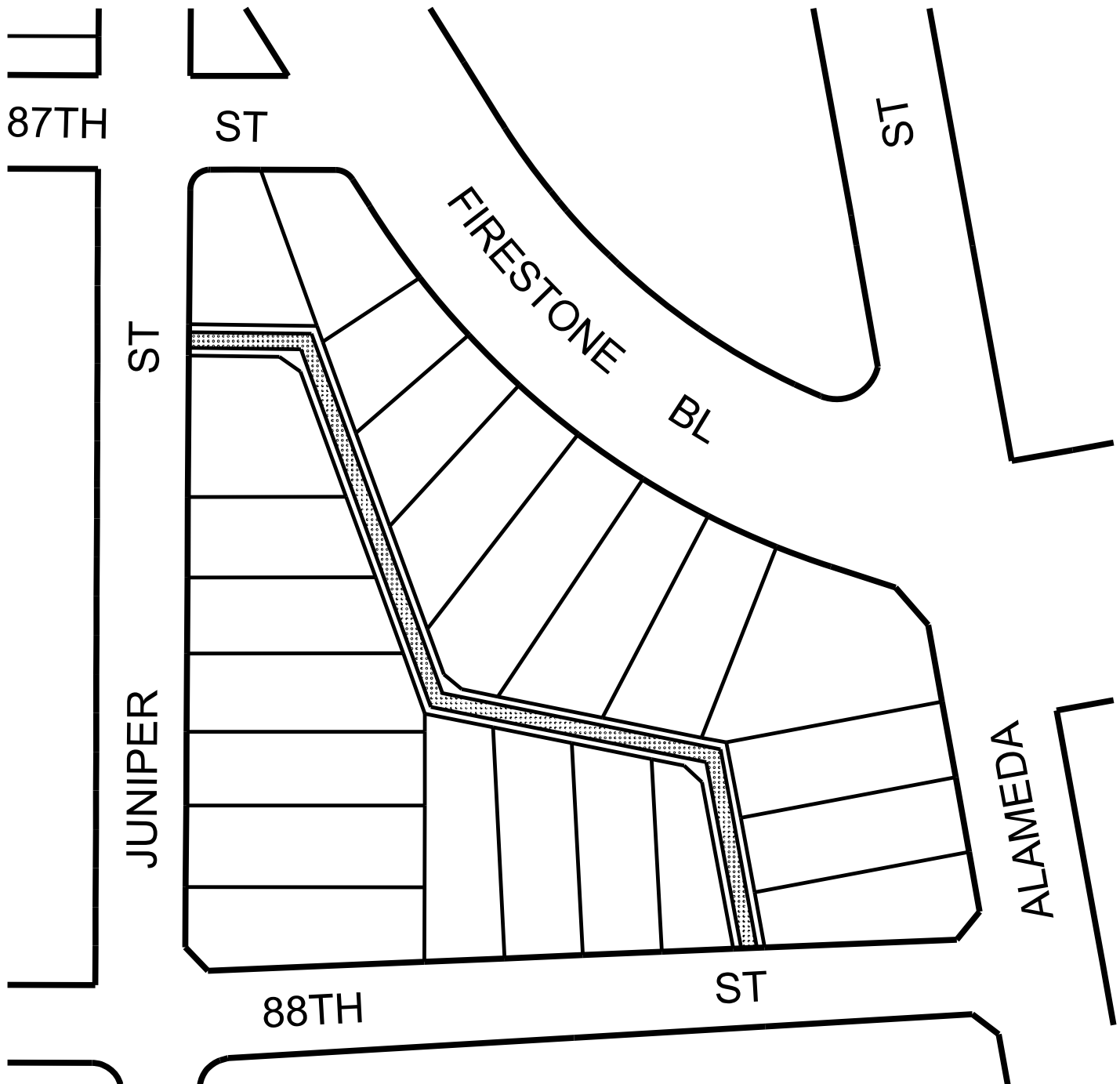
MP:JTS:ec

Enclosures

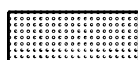
c: Auditor-Controller (Accounting Division—Asset  
Management)  
Chief Executive Office (Chia-Ann Yen)  
County Counsel  
Executive Office

# Enclosure A

# VACATION OF A SANITARY SEWER EASEMENT SOUTH OF 87TH STREET AND EAST OF JUNIPER STREET



NO SCALE



SANITARY SEWER EASEMENT TO BE VACATED  
TOTAL AREA: 6,290± SQ. FT.

# **Enclosure B**





The foregoing resolution was adopted on the \_\_\_\_ day of \_\_\_\_\_, 2022, by the Board of Supervisors of the County of Los Angeles and ex officio of the governing body of all other special assessment and taxing districts for which said Board so acts.

CELIA ZAVALA  
Executive Officer of the  
Board of Supervisors of the  
County of Los Angeles

By \_\_\_\_\_  
Deputy

APPROVED AS TO FORM:

RODRIGO A. CASTRO-SILVA  
County Counsel

By Carole Suzuki for Laura Jacobson  
Deputy

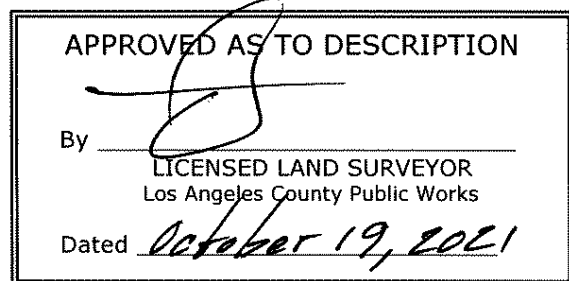
## EXHIBIT A

Project Name: Sewer Easement south of  
87 Street and  
east of Juniper Street 1-1VAC  
A.I.N. 6045-007-014  
I.M. 087-217  
R.D. 241  
S.D. 2  
LD20000742

**PARCEL NO. 1-1VAC** (Vacation of Sanitary Sewer Easement):

That certain 10-foot wide strip of land in Block B, Tract No. 10846, recorded in Book 188, pages 33 through 34, inclusive of Maps, in the office of the Registrar-Recorder/County Clerk of the County of Los Angeles, reserved and accepted as "an easement for sanitary sewer purposes and appurtenant structures" recorded September 24, 1963, as Document No. 3139, in the office of said Registrar-Recorder/County Clerk.

Containing: 6,290± square feet



# EXHIBIT B

87TH

ST

ST

JUNIPER

88TH

ST

ALAMEDA

FIRESTONE

BL

TR

NO

10846

ALLEY VAC (375)

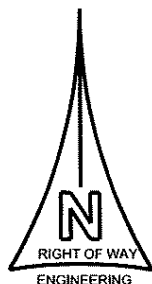
1-1VAC

MB 188

BLK B

A

DOC NO. 3139  
(09-24-1963)  
COUNTY OF LOS ANGELES  
(EASE- SANITARY SEWER)



BY [Signature]  
LICENSED SURVEYOR

10-19-21  
DATE

ALL IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES

LOS ANGELES COUNTY PUBLIC WORKS  
SURVEY/MAPPING & PROPERTY MANAGEMENT DIVISION

I.M. 084-217  
S.D. 2  
R.D. 241

**SANITARY SEWER**  
EAST OF JUNIPER STREET  
AND SOUTH OF 87TH STREET

DATE  
10-19-2021

SCALE:  
NONE

A.I.N.  
6045-007-014

PREPARED BY  
P. HERNANDEZ

REVIEWED BY  
N. SALAZAR

PROJECT I.D.  
MPV0000231

PROJECT NO.  
LD20000742

## LEGEND



AREA TO BE VACATED  
TOTAL AREA: 6,290± SQ FT